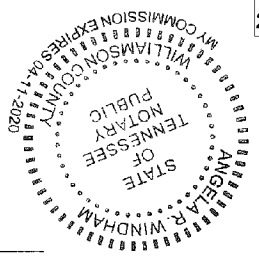
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-11-2020
File No. G19-7071



Karen Johnson Davidson County
Batch# 321131 DEEDWARR
11/27/2019 08:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20191127-0122571

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Francelle Maria Doiron, Mathieu Leger, and Robert E. Ozeran (NAME)	CMG Mortgage (NAME)	033-06-0A-050.00-C
420 Solitude Circle (STREET ADDRESS)	3160 Crow Canyon Rd Ste 400 (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	San Ramon CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tonya Louise Osborne, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francelle Maria Doiron and Mathieu Leger, husband and wife and Robert Eugene Ozeran, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Echo Hill Estates, Section 4, as shown on the plat of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tonya Louise Osborne by Warranty deed from StoneMark Homes, LLC of record in Instrument No. 20051028-0130301 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 28, 2005.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee.
3. By laws in Book 7495, page 184 and Book 7699, page 966, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 7495, page 177 and Book 7703, page 641, Register's Office for Davidson County, Tennessee.
5. Common area conveyed to HOA in Book 7704, page 773 and Book 7704, page 776, Register's Office for Davidson County, Tennessee.
6. Easement for storm drainage in Book 9933, page 90, Register's Office of Davidson County Register of Deeds.

7. Restrictions as recorded in Book 7489, page 988, Book 7699, page 949, Book 8265, page 436, Book 8612, page 821, Book 9083, page 26 and Book 9973, page 605, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 420 Solitude Circle, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of November, 2019.

Tonya Louise Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2019, before me personally appeared Tonya Louise Osborne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2019.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020